THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28438

Karen Johnson Davidson County
Batch# 406806 **DEEDWARR**
05/27/2020 03:14:34 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200527-0054664

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **275,000.00**.

KW
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith J. Painter		MAP 142-05-0B-
8300 Sawyer Brown Road Unit C302	**NEW OWNER**	PARCEL 014.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer L. Ford (also known as Jenifer L. Ford) and Frank A. Long**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith J. Painter, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C-302, together with the Carport designated No. C-302-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Three, of record in Book 4675, pages 76, 76 & 77, amended in Book 4675, pages 102-105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

.Being the same property conveyed to Jenifer L. Ford and Frank A. Long by Quitclaim deed from Mildred S. Long, an unmarried person of record in Instrument No. 20160527-0053579 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 27, 2016. Jenifer L. Ford is also known as Jennifer L. Ford.

This property is not the primary residence of the Grantors and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) the Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 103 through 105: (3) all matters shown on the Plan of record in Plat Book 4460, Page 200; (4) the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464 and Book 5785, Page 180; (5) By-Law of record in Book 4784, Page 482; (6) Grant of easement of record in Instrument Number 20121114-0104719; (7) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (8) All visible easements; (9) All applicable governmental and zoning regulations.

was never the marital residence of Grantors

This is IMPROVED property known as **8300 Sawyer Brown Road Unit C302, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of May, 2020.

Jennifer L. Ford

Jennifer L. Ford

Frank A. Long

Frank A. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer L. Ford** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of May, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank A. Long** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of May, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public